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William Francis Galvin, Secretary of the Commonwealth
Middlesex South - Eugene C. Brune, Register

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Name:	celico	Dates:	01/02/1990 To 12/28/2006				
Role:	Any	Town:	ACTON	Document Type:	Any		
	Name	File Date	Book/Page	Type Desc.	Town	# Pgs.	Number
▶	CELICO PARTNERSHIP	08/15/2005	45855/4	LEASE	ACTON	9	176400

For best results use Internet Explorer 5 and above or Netscape 6 and above.

Lease - VZW as tenant
T-Mobile - as landlord
533 Main St. - "Post Office Sq"
Acton

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Registry of Deeds




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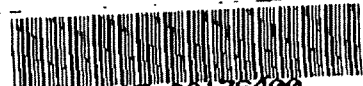
Town: ACTON					
Number	File Date	Type Desc.	# Pgs.	Book/Page	Consideration
176400	08/15/2005	LEASE	9	45855/4	0.00
Street#		Street Name		Description	
533		MAIN			
Grantor		CELLCO PARTNERSHIP OMNIPONT HOLDINGS INC VERIZON WIRELESS			
Grantee					

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Bk: 45855 Pg: 4 Doc: LEASE
Page: 1 of 9 08/15/2005 09:36 AM

**ATTACHMENT 5
MEMORANDUM OF LEASE**

to the Supplement dated FEB 28 2002 2002, by and between Omnipoint Holdings, Inc., as LESSOR, and Cellco Partnership d/b/a Verizon Wireless, as LESSEE.

FEB 28 2002

This Memorandum of Lease is entered into on this ___ day of ___, 200___, by and between Omnipoint Holdings, Inc., a Delaware corporation, with an office at 11 High Point, Wayne, NJ 07470 (hereinafter referred to as "Lessor") and Cellco Partnership d/b/a Verizon Wireless, Delaware limited partnership, with an office at 180 Washington Valley Road, Bedminster, NJ 07921 (hereinafter referred to as "Lessee").

1. LESSOR and LESSEE entered into a Lease Supplement on the ___ day of FEB 28 2002, 200___, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Lease Supplement.
2. The term of the Lease Supplement is for five (5) years commencing on June 1, 2002 and ending on May 31, 2007, with four (4) successive five (5) year options to renew. If all options to renew are exercised, the term of this Lease Supplement will expire twenty-five (25) years after the commencement date (as defined in the Agreement).
3. The Land is described in Attachment 1 annexed hereto. That portion of the Land being leased to Lessee ("Premises") is described in Attachment 2 annexed hereto, known as 533 Main St, Acton, MA, deed Book 15931 Page 585.
4. The original copy of this Lease Supplement is held at the LESSOR's and LESSEE's addresses set forth above.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LESSOR:
Omnipoint Holdings, Inc.

By:
(Signature)
Scott E. Slattery
(Print)
Title: Director of Legal Affairs
Date: 2/28/02

LESSEE:
Cellco Partnership d/b/a Verizon Wireless

By:
(Signature)

(Print)
Title: _____
Date: _____

David R. Heverling
Network Vice President
Northeast Area
Date: 2/14/02

DEBRA L. GOVOSTES
ATTORNEY AT LAW
51 SWAN POND ROAD
NORTH READING, MA 01864

INDIVIDUAL ACKNOWLEDGMENT

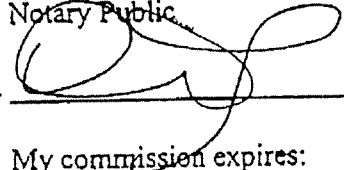
Commonwealth of Massachusetts

County of Worcester

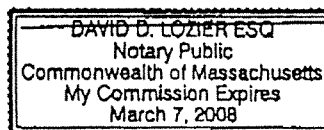
On this 14TH day of FEB. , 2007, before me appeared David R. Heverling, to me personally known, who, being by me duly sworn, did say that he is authorized by the Executive Vice President & Chief Technical Officer of Celco Partnership, a Delaware General Partnership, d/b/a Verizon Wireless, to execute the forgoing instrument and that said instrument was signed on behalf of said partnership and said David R. Heverling acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state of the day and year last above written.

Notary Public



My commission expires:



STATE OF WASHINGTON

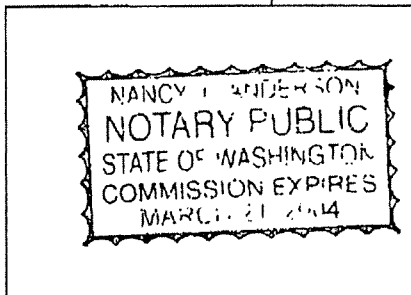
)

) ss.

COUNTY OF KING

)

I certify that I know or have satisfactory evidence that Scott E. Slattery is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Director of Legal Affairs of Manipoint Holdings, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/28/02

(Use this space for notary stamp/seal)

Notary Public

Print Name

NANCY ANDERSON

My commission expires

3/21/04

STATE OF _____

)

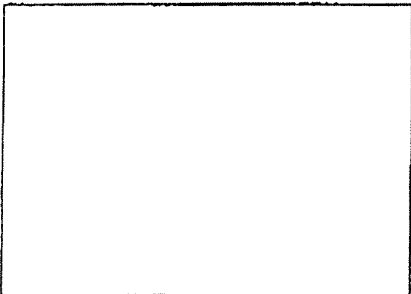
) ss.

COUNTY OF _____

)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Cellco Partnership d/b/a Verizon Wireless to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____



(Use this space for notary stamp/seal)

Notary Public

Print Name

My commission expires

ATTACHMENT 1
LEGAL DESCRIPTION OF PROPERTY
FEB 28 2002

to the Supplement dated _____ 200__, by and between Omnipoint Holdings, Inc.,
as LESSOR, and Cellco Partnership d/b/a Verizon Wireless, as LESSEE.

Legal Description of Property is attached hereto.

EXHIBIT A-1
to
PCS Lease

Site Name: NTS AT&T Monopole, Acton

Site ID: 4DE-B478-C

Legal Description of Property:

The premises described in certain deeds in the real estate records in the County of Middlesex in Book 15931 at pages 585-586

PLEASE SEE ATTACHED DEED.

OWNER'S INITIALS: MM

OHT INITIALS: GP

2/13/01

12/19/84 0:34 7 12

ROY C. SMITH, TRUSTEE of ACTON TECHNOLOGY PARK REAL ESTATE TRUST, under Declaration of Trust, dated December 19, 1984, to be recorded herewith.

of 292 Great Road, Acton, Middlesex County, Massachusetts

being ~~unmarried~~, for consideration paid, and in full consideration of Nominal

grant to ACTON ENVIRONMENTAL TESTING CORPORATION, a Massachusetts Corporation

of 533 Main Street, Acton, Middlesex County, Massachusetts with quitclaim covenants
the land in

(Description and encumbrances, if any)

The land with the buildings and improvements thereon on Main Street and/or Technology Drive, in Acton, Middlesex County, Massachusetts and shown as Lots 1, 2 and 3 on a plan entitled, "Definitive Plan of Acton Technology Park, in Acton, Mass.", Scale: 1 Inch = 80 Feet, August 3, 1983, revised November 27, 1983, Acton Survey & Engineering, Inc., 277 Central St., Acton, Mass., to be recorded herewith in Middlesex South District Registry of Deeds, reference to which plan may be had for a more particular description of said Lots.

Containing — Lot 1 - 231,583 square feet, Lot 2 - 156,553 square feet and Lot 3 - 192,599 square feet and being Lots 1, 2 and 3, however otherwise bounded, measured or described.

The premises are conveyed subject to and with the benefit of a Declaration of Easement and Agreement of the Grantor, dated December 19, 1984, and recorded herewith in said Deeds.

The premises are also conveyed subject to a Restrictive Covenant between Acton Environmental Testing Corporation, Bowmar/Ali, Inc. and the Town of Acton, dated December 3, 1983, to be recorded herewith.

For my title see deed of Acton Environmental Testing Corporation to Grantor, dated December 19, 1984 to be recorded herewith and a deed of Bowmar/Ali, Inc. to Grantor, dated December 19, 1984 to be recorded herewith.

The consideration for this deed is such that Massachusetts Excise Stamps are not required.

Witness my hand and seal this 19 day of December 1984

ACTION TECHNOLOGY PARK REAL ESTATE TRUST

BY:

Roy C. Smith
Roy C. Smith, Trustee

The Commonwealth of Massachusetts

Middlesex ss.

December 19 1984

Then personally appeared the above named

ROY C. SMITH, Trustee aforesaid

and acknowledged the foregoing instrument to be

his

free act and deed, before me

RICHARD M. COOPER

Notary Public — Justice of the Peace

My Commission Expires

12-30- 1988

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 197 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registers of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.


**ATTACHMENT 2
PLANS AND SPECIFICATIONS**

(including description of the antenna location, and location of ground equipment adjacent to the Premises)

to the Supplement dated FEB 28 2002 200__, by and between Omnipoint Holdings, Inc., as LESSOR, and Cellco Partnership d/b/a Verizon Wireless, as LESSEE.

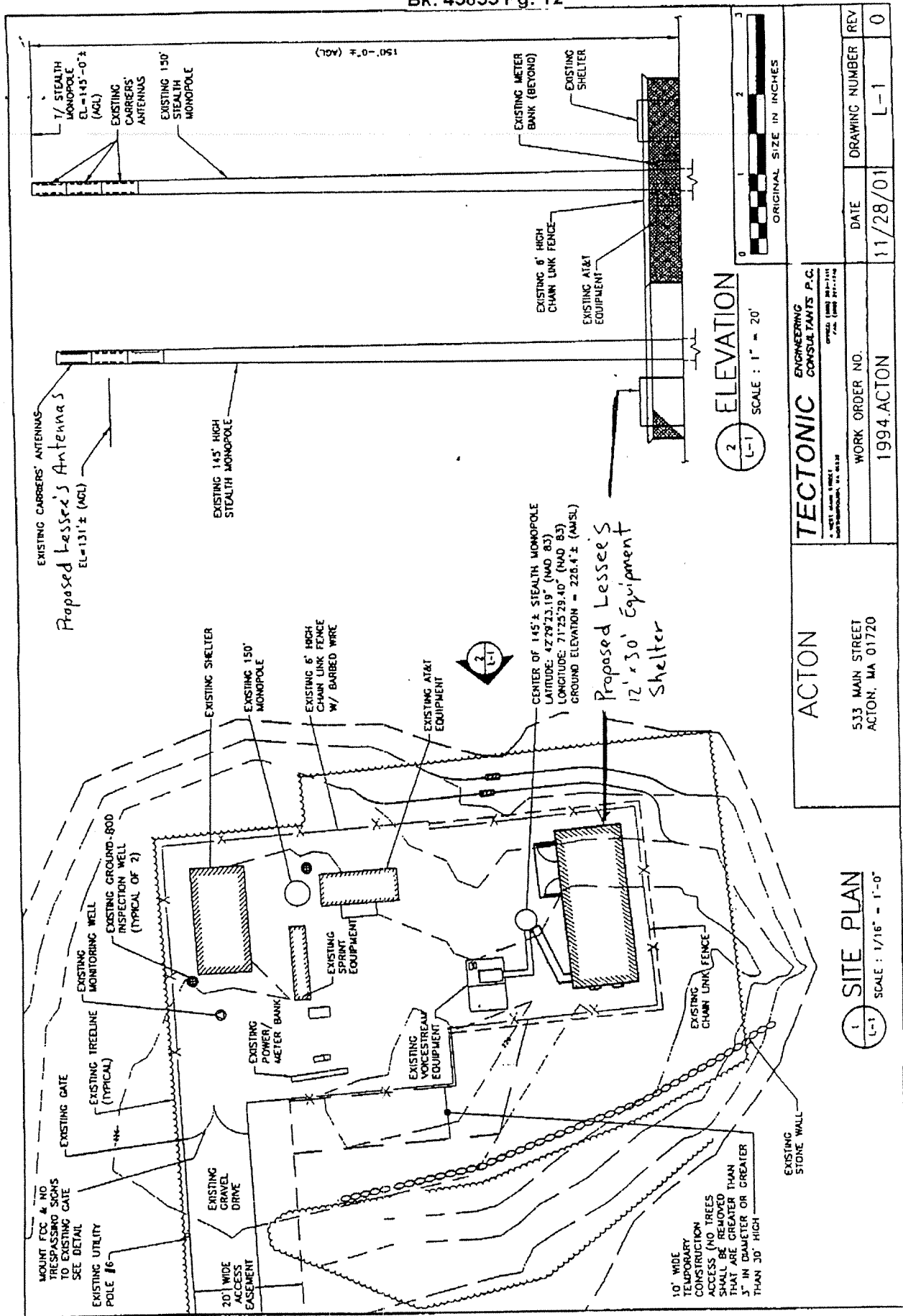
Proposed Equipment is defined below and Plans and specifications are attached hereto.

Number of Antennas:	<u>Three (3)</u>
Antenna Manufacturer and Type-Number:	<u>EMS Dual Pole RS90</u>
Weight and Dimension of Antenna(s) (L x W x D):	<u>20lbs., 96"</u>
Number of Transmission Lines:	<u>Six (6)</u>
Transmission Line Mfr. and Type No.:	<u>Andrew Corp. LDF6-50</u>
Diameter and Length of Transmission Line:	<u>1 5/8", 145'+/-</u>
Location of Antenna(s) on Tower (Approved RAD Center):	<u>131'</u>
Direction of Radiation (Azimuth):	<u>27, 147, 267</u>
Dimensions of Ground Space subleased:	<u>12' x 30'</u>
Frequencies/Max. Power Output:	<u>880-894 MHz Transmit, 835-849 MHz, 100 W</u>


R. P. B. Brown, S. Registrar

Notes:

1. The plans and specifications attached hereto are provided as Lease Exhibits only. Approved Final Construction drawings are required prior to commencement of construction. Actual "as built" drawings shall be attached and incorporated herein at the time of completion of construction.
2. This Attachment is to include any plans for routing lines, utility wires, etc. on or across the Property.



1
L-1

SITE PLAN

SCALE : 1/16" = 1'-0"

ACTION

533 MAIN STREET
ACTON, MA 01720

TECTONIC ENGINEERING CONSULTANTS P.C.

REC'D VA HARBOR-4-30
2 1955 10:15 P

WORK ORDER NO.

1994 ACTION